

# GENERAL NOTES:

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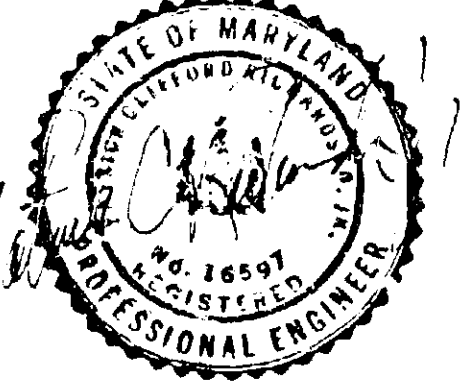
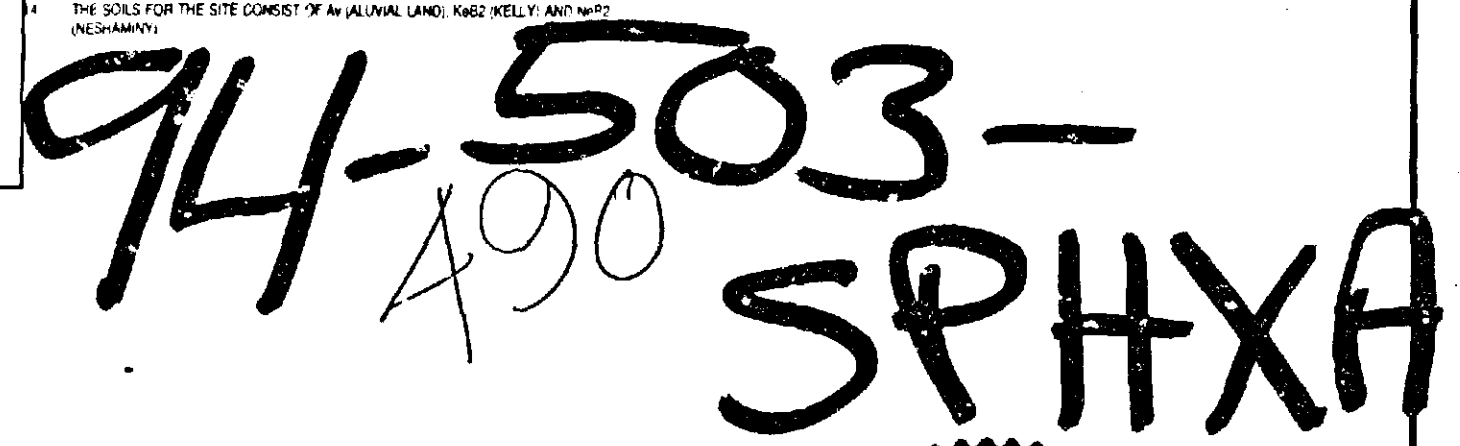
PLAN PREPARATION	
DRAWN BY: KHM / MAR	DATE: DEC. 20, 1994
DESIGNED BY:	SCALE: 1" = 20' - 0"
CHECKED BY: DKW	

SITE PLAN  
Shell Oil Company  
6600 SECURITY BOULEVARD  
BALTIMORE COUNTY, MARYLAND

DRAWING NO.  
61-9119

SHEET NO.  
1 of 2



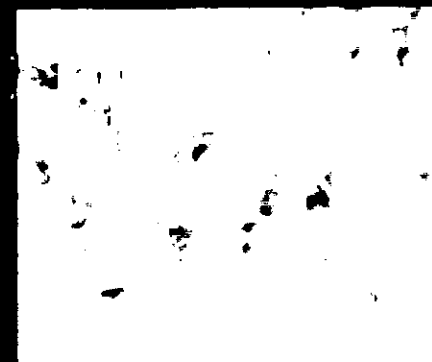
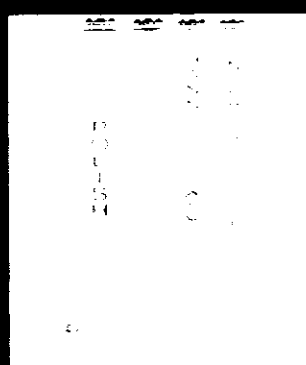








**PETRO BAY OPTIONS:**



**HANNA-SHERMAN DISTRIBUTORS COVER THE GLOBE**



No matter where you are located in the world, there's a Hanna-Sherman Distributor with complete parts and service capability ready to keep your car wash up and running. Currently, there are over 100 Hanna-Sherman Distributors world-wide ready to serve you.



Hanna-Sherman International, Inc.



81-931001

**HANNA-SHERMAN INTERNATIONAL**  
**PETRO BAY WASH SYSTEMS**





John I. Lewis, Planner II

[illegible]

CTION

BM-1M

D.R. 5.5

N. 6,800

BM-CCC

SITE

BM-CSA

BM

D.R. 3.5

N. 2,000

ZONING MAP

SHELL OIL COMPANY

490

74-503 SPHIXA


BALTIMORE COUNTY ZONING MAP N.W. 2-F

SCALE: 1"=200'-0"

**PETITIONER'S  
EXHIBIT NO. 1**

tmp/shell.mir

	Name	Address	Date
1.	Mr. Tamara L. Jenkins	5022 Burke Avenue	2/20/94
2.	Mrs. Dolores Kady	11845 SHERBURN	2/10/93
3.	MS. LINDA K. JENSEN	5052 Carmine Ave.	6/23/94
4.	Ms Michelle Dix	5054 Carmine Ave	6/23/94
5.	James S. Jenson	432 E. Broadway	8/31/93
6.	Wendy P. Jenson	614 Anderson St	7/4/94
7.	Mr William Engstrom	2147 Johnson Rd	6/23/94
8.	William Engstrom	614 Johnson Rd	6/23/94
9.	James Jenson	2313 Kenyon St.	6/23/94
10.	James Jenson	13322 S. Broadway	6/23/94
11.	William Jenson	236 W. Main St.	6/23/94
12.	James Jenson	2006 Mainway Dr.	6/23/94
13.	William Jenson	10511 Madison Rd	6/23/94
14.	William Jenson	15 W. Main St.	6/23/94
15.	James Jenson	2143 W. Main St.	6/23/94
16.	James Jenson	2143 W. Main St.	6/23/94
17.	James Jenson	2143 W. Main St.	6/23/94



*Hanna-Sherman sidewash cloth is designed to clean thoroughly yet be durable and long lasting.*

*Hanna-Sherman's soft and gentle mitter cloth is designed to remove tough dirt on the horizontal surface and will give your customer's car that new car shine.*



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: June 28, 1994

SUBJECT: 6600 Security Boulevard

INFORMATION:

Item Number: 490

Petitioner: Shell Oil Company

Property Size:

Zoning: B.M.-C.C.C.

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff offers the following comments:

The applicant requests five variances. The first, second and fifth variances address landscape and setback requirements. An important goal behind the recent amendments to the service station regulations, adopted by the County Council on December 6, 1993 (Section 405 BCZR), was to improve the appearance of the County's Commercial Corridors. To achieve this, the regulations facilitate the modernization of service stations in exchange for improved landscape and setback requirements. This was clearly communicated to the industry representatives in the advisory group who agreed to the new setback and landscape requirements. Granting a variance for setback or landscape standards would thwart the intent of Section 405 and set a bad precedent for future service station projects. The Office of Planning and Zoning strongly recommends against granting variances A, B, and E.

Improving the appearance of Security Boulevard is especially important with the Health Care Financing Administration complex nearing completion. Security Boulevard will become the gateway to this site, and any improvement to the aesthetics along this corridor will enhance the gateway. Therefore, it is imperative that the landscape and setback variances be denied.

ZAC.490/PZONE/ZAC1

Pg. 1

The two vacuum cleaner units must be relocated to another area on the site. A possible location for the vacuum cleaner units is at the front of the site next to the air hose. By associating vacuum cleaner units with the stacking spaces, three stacking spaces (#5, 6, & 7) become useless when the vacuum units are being used. The effect of this, combined with the requested variance for only seven stacking spaces instead of the required nine stacking spaces for the car wash, provides an inadequate number of stacking spaces for the car wash. The standards for stacking requirements for car washes were modified (Section 419 BCZR) with the understanding that the appearance of the stations would be enhanced along the commercial corridors.

Prepared by:

Division Chief:

PK/JL:lw

ZAC.490/PZONE/ZAC1

Pg. 2

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

July 6, 1994

(410) 887-3353

J. Neil Lanzi, Esquire  
300 Allegheny Avenue  
Towson, Maryland 21204

RE: Case No. 94-503-SPHA, Item No.490  
Petitions for Special Hearing and Variance

Dear Mr. Lanzi:

Enclosed are copies of comments received from Office of Planning and Zoning on July 5, 1994, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton  
Charlotte Minton

Enclosure

Printed with Soy-based Ink  
on Recycled Paper

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR SPECIAL EXCEPTION  
PETITION FOR VARIANCE  
6600 Security Boulevard, NWC Security  
Boulevard and Woodlawn Drive, 1st  
Election Dist., 2nd Councilmanic  
Snell Oil Company  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY  
CASE NO.: 94-503-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 1994, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esquire, 300 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

J. NEIL LANZI  
ATTORNEY AT LAW  
300 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204

(410) 337-9039  
FAX: (410) 337-8922

ELLICOTT CITY  
3460 ELLICOTT CENTER DRIVE  
Suite 101  
Ellicott City, Maryland 21043

J. Neil Lanzi  
OF COUNSEL  
Fred L. Coover\*

\*Also Admitted in District of Columbia

June 20, 1994

Reply to Towson

Office of Zoning Administration  
and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention: Charlotte Minton

Re: Case No. 94-503-SPHA (Item 490)  
6600 Security Boulevard  
Shell Oil Company

Dear Ms. Minton:

Today I received a copy of the Notice of Hearing for the above captioned case indicating the hearing is presently scheduled for Thursday, July 14, 1994 at 2 PM. Unfortunately, I have a conflict with that date and request the case be rescheduled to the next available hearing date. It is my understanding from my telephone conversation with you today that Thursday, July 21 at 9 AM was available. I have checked with my clients and this is also an acceptable date for them.

Your cooperation and consideration of this matter is greatly appreciated.

Very truly yours,  
J. Neil Lanzi  
J. Neil Lanzi

cc: Shell Oil Company  
Andy Cretal

en:lanzi:1, pp

RECEIVED  
JUN 22 1994  
ZADM

REFINING & MARKETING  
MARKETING - HEAD OFFICE AND SALES DISTRICT MANAGEMENT  
Certificate of Authority

G. D. Hogue certifies that he is an Assistant Secretary of Shell Oil Company, a Delaware corporation, and that the following completely and correctly sets forth the authority of the following, now or hereafter appointed:

Retail Marketing Managers  
District Managers

The above, now or hereafter appointed representative of the Refining & Marketing Organization is hereby authorized, in the Company's name and behalf, to execute, deliver, accept, assign, amend, extend, terminate, or release the following instruments and documents in the usual course of the business of the Department in the Head Office or the Field Office (as the case may be):

- contracts, options and notices exercising options to purchase real property, as well as buildings, improvements and equipment appurtenant thereto;
- leases and subleases of real or personal property, whether by or to the Company, excluding any such lease that grants an option to purchase real property owned in fee by the Company;
- notices of, consents to, and releases of assignments of such leases or subleases or of rent thereunder, and agreements with the Assignees relating thereto; and agreements subordinating any such lease or sublease to any mortgage affecting the property described therein;
- grants of easements or rights-of-way to the Company, and railroad sidetrack agreements;
- contracts for sale of, and bills of sale and other instruments transferring title to, bulk plant or service station buildings, improvements, equipment and materials, and automotive equipment;
- acceptance of pledges or assignments of savings accounts or other collateral as security for indebtedness to the Company on any accounts;
- releases of mortgages and security interests in real or personal property, and quitclaim deeds solely for the purpose of clearing the public records of satisfied or

RM-23 R2 2/7/86.COA--1

terminated leases of, or unexercised and expired options to purchase, real property;

- bonds to governmental authorities for the Company's performance of its obligation in connection with licenses, permits or other privileges granted by such authorities;
- offers, bids and contracts for sale and delivery of products sold by the Company, including such offers and bids, to, and contracts with, any governmental authority, (including the State of New York), together with any bonds or guarantees required in connection therewith.
- contracts with distributors or agents for their sale of products and performance of other services, and contracts for employment of managers to operate service stations for the Company on a commission basis; and
- construction, maintenance or paint contracts relating to service stations, bulk plants, warehouses and other buildings and improvements.
- contracts (including purchase orders) for purchase of products and commodities dealt in or handled by the Company, or for materials, equipment (including automotive equipment) and supplies necessary or convenient for the transaction of its business;
- leases and subleases of real and personal property by the Company to service station dealers, provided that any such lease or sublease shall not include an option to purchase real property owned in fee by the Company, and contracts with such dealers for the company's sale of petroleum products to them.
- Mutual Termination Notices associated with contracts for sale and delivery of products sold by the Company.
- alcoholic beverage permits and/or licenses where applicable state law permits.

It is further certified that Don J. DeMumbrum is the District Manager, Mid-Atlantic District, in the Refining & Marketing Organization of the Company.

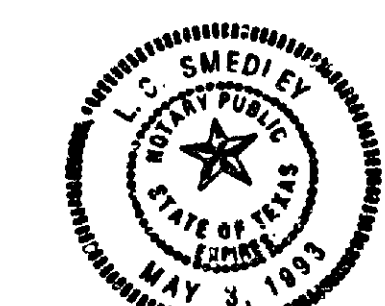
IN WITNESS WHEREOF, this certificate is signed and sealed with the Company's corporate seal on April 12, 1991.

UNITED STATES OF AMERICA \$  
STATE OF TEXAS \$  
COUNTY OF HARRIS \$

BEFORE ME, on this day personally came G. D. Hogue, to me known, who being duly sworn, said that he is an Assistant Secretary of Shell Oil Company, a corporation formed under the laws of the State of Delaware, United States of America, and that he knows the seal of the aforementioned corporation, and he says that he has executed the aforementioned document as the act and deed of the aforementioned corporation, for the purposes recited therein and in the capacity recited therein.

WITNESS my signature and official seal on this the 12th day of April, 1991.

L. C. Smedley  
My Commission expires on 5/03/93



RM-23 R2 2/7/86.COA--2

RM-23 R2 2/7/86.COA--3



Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

**ZONING HEARING ADVERTISING AND FILING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
Item No.: 490  
Petitioner: Shell Oil Company  
Location: 6600 Security Blvd

PLEASE FORWARD ADVERTISING BILL TO:  
NAME: J. Neil Lanzi, Esq.  
ADDRESS: 300 Allegheny Ave  
TOWSON MD 21204  
PHONE NUMBER: 337-9039

Atggs (Revised 04/09/93)

TO: PUTNEM PUBLISHING COMPANY  
June 23, 1994 Issue - Jeffersonian

Please forward billing to:  
J. Neil Lanzi, Esquire  
300 Allegheny Avenue  
Towson, Maryland 21204  
337-9039

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-503-SPHA (Item 490)  
6600 Security Boulevard  
NWC Security Boulevard and Woodlawn Drive  
1st Election District - 2nd Councilmanic  
Legal Owner: Shell Oil Company  
HEARING: THURS., JULY 14, 1994 at 2:00 p.m. in Rm. 106 County Off. Building

Special Hearing to approve an amendment of the previously approved plan in case #85-56-X. Special Exception for a rollover car wash in combination with the existing service station. Variance to allow a car wash tunnel exit 9 feet from the nearest exit drive (to shopping center) in lieu of the 50 feet required; to allow a minimum 2-foot wide landscape transition area for a fuel service station along the public right-of-way in lieu of the permitted 10 feet; to allow as close as zero feet wide landscape transition area for a car wash in lieu of the 6 feet permitted; to allow seven stacking spaces for the rollover car wash in lieu of the permitted 9 stacking spaces; and to allow 7 feet between parking and a public street right-of-way in lieu of the required 10 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

June 15, 1994

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-503-SPHA (Item 490)  
6600 Security Boulevard  
NWC Security Boulevard and Woodlawn Drive  
1st Election District - 2nd Councilmanic  
Legal Owner: Shell Oil Company  
HEARING: THURS., JULY 14, 1994 at 2:00 p.m. in Rm. 106 County Off. Building

Special Hearing to approve an amendment of the previously approved plan in case #85-56-X. Special Exception for a rollover car wash in combination with the existing service station. Variance to allow a car wash tunnel exit 9 feet from the nearest exit drive (to shopping center) in lieu of the 50 feet required; to allow a minimum 2-foot wide landscape transition area for a fuel service station along the public right-of-way in lieu of the permitted 10 feet; to allow as close as zero feet wide landscape transition area for a car wash in lieu of the 6 feet permitted; to allow seven stacking spaces for the rollover car wash in lieu of the permitted 9 stacking spaces; and to allow 7 feet between parking and a public street right-of-way in lieu of the required 10 feet.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: J. Neil Lanzi, Esquire  
Shell Oil Company  
Don J. DeMunbrum

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

June 23, 1994

**NOTICE OF REASSIGNMENT**

CASE NUMBER: 94-503-SPHA (Item 490)  
6600 Security Boulevard  
NWC Security Boulevard and Woodlawn Drive  
1st Election District - 2nd Councilmanic  
Legal Owner: Shell Oil Company

Special Hearing to approve an amendment of the previously approved plan in case #85-56-X. Special Exception for a rollover car wash in combination with the existing service station. Variance to allow a car wash tunnel exit 9 feet from the nearest exit drive (to shopping center) in lieu of the 50 feet required; to allow a minimum 2-foot wide landscape transition area for a fuel service station along the public right-of-way in lieu of the permitted 10 feet; to allow as close as zero feet wide landscape transition area for a car wash in lieu of the 6 feet permitted; to allow seven stacking spaces for the rollover car wash in lieu of the permitted 9 stacking spaces; and to allow 7 feet between parking and a public street right-of-way in lieu of the required 10 feet.

HEARING: THURS., JULY 21, 1994 at 9:00 a.m. in Rm. 106 County Off. Bldg.

ARNOLD JABLON  
DIRECTOR

cc: J. Neil Lanzi, Esquire  
Don J. DeMunbrum  
Shell Oil Company

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

July 5, 1994

J. Neil Lanzi, Esquire  
300 Allegheny Avenue  
Towson, Maryland 21204

RE: Case No. 94-503-SPHA, Item No. 490  
Petition for Special Hearing and Variance  
Petitioner: Shell Oil Company

Dear Mr. Lanzi:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on June 9, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted the far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

June 20, 1994

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
MD 122  
Shell Oil Company  
Proposed Car Wash  
Special Hearing  
Special Exception  
and Variance request  
Item # 490 (JLL)  
Mile Post 1.09

Dear Ms. Minton:

In a previous review of a concept plan of the referenced development and in a letter dated May 2nd to Ms. Debra Wittle, engineer for the project we indicated the following:

A field inspection of the property reveals that the existing directional entrance located on MD 122 (Security Boulevard) is in an acceptable condition.

Also, since the on-site traffic flow and stacking spaces would not have an adverse impact on vehicles entering the site from the entrance on MD 122, we would have no objection to approval of the plan through Baltimore County's development review process.

Therefore, we have no objection to approval of the Special Hearing request to approve an amendment of the previously approved plan in case #85-56-X. Special exception for a rollover car wash in combination with the existing service station. Variance to allow a car wash tunnel exit 9' from the nearest exit drive (to shopping center) in lieu of the 50' required; to allow a minimum 2' wide landscape transition area for a fuel service station along the public right-of-way in lieu of the permitted 10'; to allow as close as zero feet wide landscape transition area for a car wash in lieu of the 6' permitted; to allow seven stacking spaces for the rollover car wash in lieu of the permitted nine stacking spaces; and to allow 7' between parking and a public street right-of-way in lieu of the required 10' subject to our aforementioned comments.

My telephone number is 410-333-1350 (Fax# 333-1041)  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2268 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Ms. Charlotte Minton  
Page Two  
June 20, 1994

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this plan.

Very truly yours,  
*David Ramsey*  
David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/es  
cc: Ms. Debra Wittle

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500 (410) 887-4500

DATE: 06/16/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 475 AND 490.

REVIEWER: LT. ROBERT P. SAUERWOLD  
Fire Marshal Office, PHONE 897-4681, MS-1102F

cc: File





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6600 Security Boulevard

which is presently zoned BM-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amendment of the previously approved plan in Case #85-56X

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)  
Signature: *Don J. DeMumbrum*  
Type or Print Name: Don J. DeMumbrum  
Address: 11921 Freedom Dr., Ste 900, Reston, VA 22090  
City: Reston, State: VA, Zipcode: 22090

Attorney for Petitioner:  
J. Neil Lanzi, Esq.  
Signature: *J. Neil Lanzi*  
Type or Print Name: J. Neil Lanzi  
Address: 300 Allegheny Ave., Towson, MD 21204  
City: Towson, State: MD, Zipcode: 21204

ESTIMATED LENGTH OF HEARING:  
unavailable for hearing  
the following date: Next Two Months  
ALL OTHER: DATE  
REVIEWED BY: DATE



# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 6600 Security Boulevard

which is presently zoned BM-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)  
Signature: *Don J. DeMumbrum*  
Type or Print Name: Don J. DeMumbrum  
Address: 11921 Freedom Dr., Ste 900, Reston, VA 22090  
City: Reston, State: VA, Zipcode: 22090

Attorney for Petitioner:  
J. Neil Lanzi, Esq.  
Signature: *J. Neil Lanzi*  
Type or Print Name: J. Neil Lanzi  
Address: 300 Allegheny Ave., Towson, MD 21204  
City: Towson, State: MD, Zipcode: 21204

ESTIMATED LENGTH OF HEARING:  
unavailable for hearing  
the following date: Next Two Months  
ALL OTHER: DATE  
REVIEWED BY: DATE

# PETITION FOR SPECIAL EXCEPTION

Petitioner, Shell Oil Company requests a Special Exception under the zoning regulations of Baltimore County, to use the property known as 6600 Security Boulevard for a rollover car wash in combination with the existing service station and states the following reasons in support:

1. Petitioner's property is presently zoned BM-CCC and has existed since 1963.
2. Sections 405.6D (3) and 405.4E (2) of the BCZR allow a car wash use in combination with an existing service station by special exception.
3. The new car wash and other modernization plans for this station will improve the station's appearance and will provide the independent dealer/operator with the opportunity to generate additional income while providing additional services to the customer.
4. The proposed car wash will not be detrimental to the health, safety or general welfare of the community.
5. For these reasons and additional reasons to be provided at the hearing.



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6600 Security Boulevard

which is presently zoned BM-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty

See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)  
Signature: *Don J. DeMumbrum*  
Type or Print Name: Don J. DeMumbrum  
Address: 11921 Freedom Dr., Ste. 900, Reston, VA 22090  
City: Reston, State: VA, Zipcode: 22090

Attorney for Petitioner:  
J. Neil Lanzi, Esq.  
Signature: *J. Neil Lanzi*  
Type or Print Name: J. Neil Lanzi  
Address: 300 Allegheny Ave., Towson, MD 21204  
City: Towson, State: MD, Zipcode: 21204

ESTIMATED LENGTH OF HEARING:  
unavailable for hearing  
the following date: Next Two Months  
ALL OTHER: DATE  
REVIEWED BY: DATE

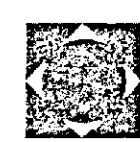
# PETITION FOR VARIANCE

94-503-SPHXA

Petitioner, Shell Oil Company, for the property known as 6600 Security Boulevard, hereby petitions the Zoning Commissioner for the following variances from the BCZR:

1. Variance from section 419.4 to allow a car wash tunnel exit 9 feet from the nearest exit drive (to shopping center) in lieu of the 50 feet required.
2. Variance from section 405.4A (2) (-) to allow a minimum 2' wide landscape transition area for a fuel service station along the public right of way in lieu of the permitted 10 feet.
3. Variance from section 412.4B (3) (b) to allow as close as a 0' wide landscape transition area for a car wash in lieu of the 6 feet permitted.
4. Variance from section 419.3A (1) to allow seven stacking spaces for the rollover car wash in lieu of the permitted nine stacking spaces.
5. Variance from section 409.8A (4) to allow 7' between parking and a public street right of way in lieu of the required 10'.

The Zoning Commissioner has the power to grant variances in cases where strict compliance with the BCZR would result in practical difficulty or unreasonable hardship to Petitioner. Petitioner further states the granting of the variances requested will provide substantial justice to the petitioner and will allow for the observance of the spirit of the BCZR while maintaining the security of the public safety and welfare.



STV Group

engineers/architects/planners/scientists/construction managers

ZONING AND DEVELOPMENT DESCRIPTION  
FOR SHELL OIL COMPANY  
NORTHWEST CORNER OF THE INTERSECTION  
OF SECURITY BOULEVARD AND WOODLAWN DRIVE  
ELECTION DISTRICT NO. 1, C1  
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the westerly side of Woodlawn Drive (80 feet wide), thence, continuing along said westerly side of Woodlawn Drive by a curve to the right having:

1. A radius of 1,060.00 feet, an arc length of 119.83 feet, said curve being subtended by a chord bearing South 04°13'1" East 119.77 feet to a point, thence along a curve to the right having:
2. A radius of 92.00 feet, an arc length of 95.04 feet, said curve being subtended by a chord bearing South 28°49'04" West 90.87 feet to a point along the northerly side of Security Boulevard (120 feet wide), thence running along said northerly side of Security Boulevard, thence,
3. South 82°19'46" West 150.00 feet to a point, thence leaving Security Boulevard and running,
4. North 04°13'21" East 149.94 feet to a point, thence,
5. North 68°05'27" East 186.48 feet to the point of beginning, as recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 5423, folio 914.

Being shown on the revised plat of "Meadows Industrial Park" as recorded among the Land Records of Baltimore County, Maryland, in Plat Book No. E.H.K., Jr. 45, folio 137.

CONTAINING 30,819 square feet or 0.7075 acre of land, more or less.

Also known as No. 6600 Security Boulevard and located in the 1st Election District.

Mark A. Riddle  
STV GROUP  
Mark A. Riddle  
MD Professional Land Surveyor No. 10899

21 Governor's Court, Baltimore, MD 21244-2722 Tel: 410-944-5719 Fax: 410-944-5744

# CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 1A Date of Posting: 7/14/94  
Posted for: Special Hearing of Special Exception Variance  
Petitioner: Shell Oil Co.  
Location of property: 6600 Security Blvd., NW corner of Woodlawn  
Location of Sign: Posting on the property  
Remarks:  
Posted by: M. J. [Signature] Date of return: 7/15/94  
Number of Signs: 2

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/23, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/23, 1994.

THE JEFFERSONIAN,  
A. H. [Signature]  
LEGAL AD., - TOWSON

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Building 106 of the County Court House, located at 111 W. Christopher Avenue in Towson, Maryland 21204, at 2:00 P.M. on July 14, 1994, at 200 p.m. Building 106, County Court House, Towson, Maryland 21204 as follows:

Case Number: 94-503-SPHXA (Item 490)  
6600 Security Boulevard  
NW Corner of Security Boulevard and Woodlawn Drive  
1st Election District  
2nd Councilmanic District  
Legal Owner(s):  
Shell Oil Company

Special Hearing: to approve an amendment of the previously approved plan in Case #85-56X. Special Exception: for a rollover car wash in combination with the existing service station. Variance: to allow a car wash tunnel exit 9 feet from the nearest exit drive (to shopping center) in lieu of the 50 feet required; to allow a minimum 2' wide landscape transition area for a fuel service station along the public right of way in lieu of the permitted 10 feet; to allow as close as zero feet wide landscape transition area for a car wash in lieu of the 6 feet permitted; to allow seven stacking spaces for the rollover car wash in lieu of the permitted 9 stacking spaces; and to allow 7 feet between parking and a public street right of way in lieu of the required 10 feet.

LAWRENCE E. SCHMIDT,  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are held on Wednesdays, for special accommodations, please call 867-3553. (2) For information concerning the filing and/or hearing, please call 867-3553. 6/29/94 June 23.

# receipt

Date: 6/9/94 Account: R-001-6150  
Number: 490  
By: JLL  
NON RES SPH 040  
SPX 050  
VAR 020  
TOTAL UNDER CODE 070 = \$650.00  
(4) SIGNS TOTAL = \$140.00  
(2 VAR) (1 SPX)  
TOTAL = \$790.00  
OWNER: SHELL OIL CO.  
L/C: 6600 SECURITY BLVD  
0340JH0320M15H4C  
Please Make Checks Payable To: Baltimore's Code 11 AUG-09-94 \$790.00  
Cashier Validation



IN RE: PETITIONS FOR SPECIAL HEARING, \* BEFORE THE  
SPECIAL EXCEPTION & VARIANCE \* ZONING COMMISSIONER  
NWC Security Boulevard and \* OF BALTIMORE COUNTY  
Woodlawn Drive \* Case No. 94-503-SPHXA  
6600 Security Boulevard  
1st Election District  
2nd Councilmanic District  
Shell Oil Company  
Petitioner

**FINDINGS OF FACTS AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner as a Petition for Special Hearing, Petition for Special Exception and Petition for Variance for the property located at 6600 Security Boulevard in Woodlawn. The subject property is owned by the Shell Oil Company, Petitioner. Within the Petition for Special Hearing, relief is requested to approve the amendment of a previously approved plan in case No. 85-56-X. As to the Petition for Special Exception, approval is sought to allow a car wash use in combination with an existing service station. As to the Petition for Zoning Variance, 5 variances are sought. They are:

1. A variance from Section 419.4 of the Baltimore County Zoning Regulations (BCZR) to allow a car wash tunnel exist 9 ft. from the nearest exit drive (to a shopping center) in lieu of the required 50 ft.;
2. A variance from Section 405.4.A.2.(b) of the BCZR to allow a minimum two ft. wide landscape transition area for a fuel service station along the public right of way in lieu of the permitted 10 ft.;
3. A variance from Section 419.4.B.3.(b) of the BCZR to allow as close as a 0 ft. wide landscape transition area for a car wash in lieu of the 6 ft. permitted;
4. A variance from Section 419.3.A(1) to allow seven stacking spaces for the rollover car wash in lieu of the permitted nine stacking spaces;

ORDER RECEIVED FOR FILING  
Date \_\_\_\_\_  
By \_\_\_\_\_

5. A variance from Section 409.8.A(4) of the BCZR to allow 7 ft. between parking and a public street right of way in lieu of the required 10 ft. All of the relief requested is more particularly shown on the amended site plan offered as Petitioner's Exhibit No. 2

Appearing at the public hearing held for this case was Andrew Gretal, District Engineer for the Shell Oil Company, property owner/Petitioner. Also present was Peter Lee, the proprietor of the subject service station and Gary Chavez, a senior marketing representative for Shell Oil Company. The Petitioner was represented by J. Neil Lanzi, Esquire. There were no Protestants present.

Mr. Gretal testified initially and presented the plan.

As noted on the plan, the subject property is located at the intersection of Woodlawn Drive and Security Boulevard in Woodlawn. The property is .950 acres in gross area and is zoned B.M.-C.C.C. This property is located in a highly commercial/office area not far from the Baltimore Beltway (I-695).

Mr. Gretal indicated that the subject property has been utilized as a service station since 1963. He described the improvements on the property, which include a building and several fuel pump islands. The property presently sells fuel and similar products and also contains a small food mart. The property appears to be well maintained as noted in the photographs submitted at the hearing.

The Petitioner proposes constructing a 36 ft. x 26 ft. building on the rear of the site to house a car wash. Other improvements will be made to the property, including relocation of existing vacuum cleaners and the addition of some additional lighting. Moreover, an entrance from a neighboring

ORDER RECEIVED FOR FILING  
Date \_\_\_\_\_  
By \_\_\_\_\_

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shopping center will be closed to allow additional stacking areas for the car wash operation.

Mr. Lee also testified and described the existing business and proposed car wash operation. This will be a tunnel wash, the specifics of which are shown in Petitioner's Exhibit No. 3, a brochure from Hanna-Sherman International, the manufacturers of the car wash system. Mr. Lee also described his business operation and presented a Petition signed by a number of his customers in support of the project.

Testimony was also received from Mr. Chavez, who described the surrounding property and subject operation. He explained that the addition of the car wash will make this operation economically viable and will provide a needed public service. He indicated that the installation of the car wash operation represented a significant economic investment by the Petitioner.

As to the special exception, relief is requested to allow the car wash use in combination with an existing service station pursuant to Section 405 of the BCZR. As noted above, the site is presently zoned B.M.-C.C.C., a designation which allows the existing and proposed use by special exception. As is well settled, a special exception use is presumptively correct upon the showing that same will not detrimentally affect the surrounding locale in a unique fashion. In Baltimore County, the test for any special exception is found within Section 502.1 of the BCZR. Therein, a number of factors are listed which must be considered in adjudging the merits of the request.

In this case, I am persuaded that the Petition for Special Exception should be granted. It is clear that the proposed use at the subject locale will not be detrimental to the health, safety and general welfare of the community. To the contrary, the proposed construction and use constitute an

ORDER RECEIVED FOR FILING  
Date \_\_\_\_\_  
By \_\_\_\_\_

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improvement to the site and will provide a public service. I am impressed by the efforts of this Petitioner to address any potential negative impacts which might result. The plan appears to be entirely appropriate and well thought out. I am persuaded that the Petitioner has satisfied the standards enunciated for this special exception use. For these reasons, I will also approve the Petition for Special Hearing. As noted above, this Petition is filed so that an amendment can be added to the previously approved special exception relief granted in case No. 85-56-X. Again, I am persuaded that the Petitioner has met its burden at law.

Five zoning variances are requested, all of which were discussed in detail by Mr. Gretal. As to the first variance request relating to the distance of the wash building exit to the exit drive, Mr. Gretal noted that the shown distance is not to a public street but to an exit from the property to the adjoining shopping center. Clearly, the site constraints here prohibit strict compliance with the regulations. The site is of such size and configuration that a 50 ft. setback could not be maintained no matter where the wash building was placed. A 9 ft. setback distance to the adjoining property (Jiffy Lube) is entirely appropriate. The second variance is to legitimize a situation which has existed since 1963. The subject setback area relates to an area in the front of the property near the intersection of Woodlawn Drive and Security Boulevard. Variance relief is required so as to enable sufficient distance to accommodate internal traffic flow, including the large tanker trucks which deliver fuel products to the site. This variance is clearly warranted and should be granted.

The third variance relates to the northwest corner of the site, near the dumpster and also relates to the landscape transition area. In this regard, it is to be noted that additional landscaping is offered throughout

ORDER RECEIVED FOR FILING  
Date \_\_\_\_\_  
By \_\_\_\_\_

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the site, irrespective of the variance needed in this case. I am persuaded that the site constraints also justify this variance.

The fourth variance relates to the number of stacking spaces proposed (seven). This number appears entirely appropriate and this variance should also be granted. It is also of note that additional room exists on site to double the stacking area and increase capacity. Moreover, the wash building is located in an area that any line of traffic would lead on to the adjoining shopping center parking lot and not onto a public road. Thus, this variance should be granted.

The last variance relates to a parking area and is also necessary to legitimize an existing situation. As with the other variances, strict adherence to the regulations would be unduly burdensome and I am convinced that the Petitioner has demonstrated a real practical difficulty with strict compliance. I am persuaded that the Petitioner has met its burden under law in accordance with Section 307 of the BCZR.

Lastly, it is to be noted that when the site plan was originally filed, same was reviewed by the members of the Zoning Plans Advisory Committee (ZAC). A lengthy comment was received from the Office of Planning and Zoning (OPZ) which raised a number of issues and recommended denial of several of the variances. Consistent with its fine efforts to produce a good plan, the Petitioner met with the Office of Planning and Zoning and amended the plan. Thus, an amended comment was received from OPZ reflected in the minutes of a meeting by and between the Petitioner and Jeffrey W. Long of that office on July 18, 1993. Therein, the Petitioner agreed to several restrictions and revisions to the plan which has now been endorsed by the Office of Planning and Zoning. I shall attach, as restrictions, the conditions recommended within said minutes, which have been agreed to by the Petitioner.

ORDER RECEIVED FOR FILING  
Date \_\_\_\_\_  
By \_\_\_\_\_

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Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

IT IS THEREFORE ORDERED, by the Zoning Commissioner for Baltimore County, this 21<sup>st</sup> day of July 1994, that, pursuant to the Petition for Special Hearing, approval to amend the previously approved plan in case No. 85-56-X, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to allow a car wash use in combination with an existing service station, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a Petition for Zoning Variance from Section 419.4 of the Baltimore County Zoning Regulations (BCZR) to allow a car wash tunnel exist 9 ft. from the nearest exit drive (to a shopping center), in lieu of the required 50 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 405.4.A.2.(b) of the BCZR to allow a minimum two ft. wide landscape transition area for a fuel service station along the public right of way, in lieu of the permitted 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 419.4.B.3.(b) of the BCZR to allow as close as a 0 ft. wide landscape transition area for a car wash in lieu of the 6 ft. permitted, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 419.3.A(1) to allow seven stacking spaces for the rollover car wash, in lieu of the permitted nine stacking spaces, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A(4) of the BCZR to allow 7 ft. between parking and a public street right of way in lieu of the required 10 ft., be and is hereby GRANTED, subject, however, to the

ORDER RECEIVED FOR FILING  
Date \_\_\_\_\_  
By \_\_\_\_\_

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following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Development of the site shall be in accordance with the revised site plan marked as Petitioner's Exhibit No. 2.
3. The Petitioner shall relocate the car vacuum units previously shown in the car wash stacking lane as shown on the revised site plan.
4. Landscaping shall as shown on the revised site plan.
5. There shall be no use of temporary signs on said property.

LES:mmn

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

ORDER RECEIVED FOR FILING  
Date \_\_\_\_\_  
By \_\_\_\_\_

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Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 25, 1994

J. Neil Lanzi, Esquire  
300 Allegheny Avenue  
Towson, Maryland 21204

RE: Case No. 94-503-SPHXA  
Petitions for Special Exception, Special Hearing and Variances  
Legal Owner: Shell Oil Company, Petitioner  
Location: 6600 Security Boulevard

Dear Mr. Lanzi:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Exception, Special Hearing and Variances have been granted, with restrictions, in accordance with the attached Order.

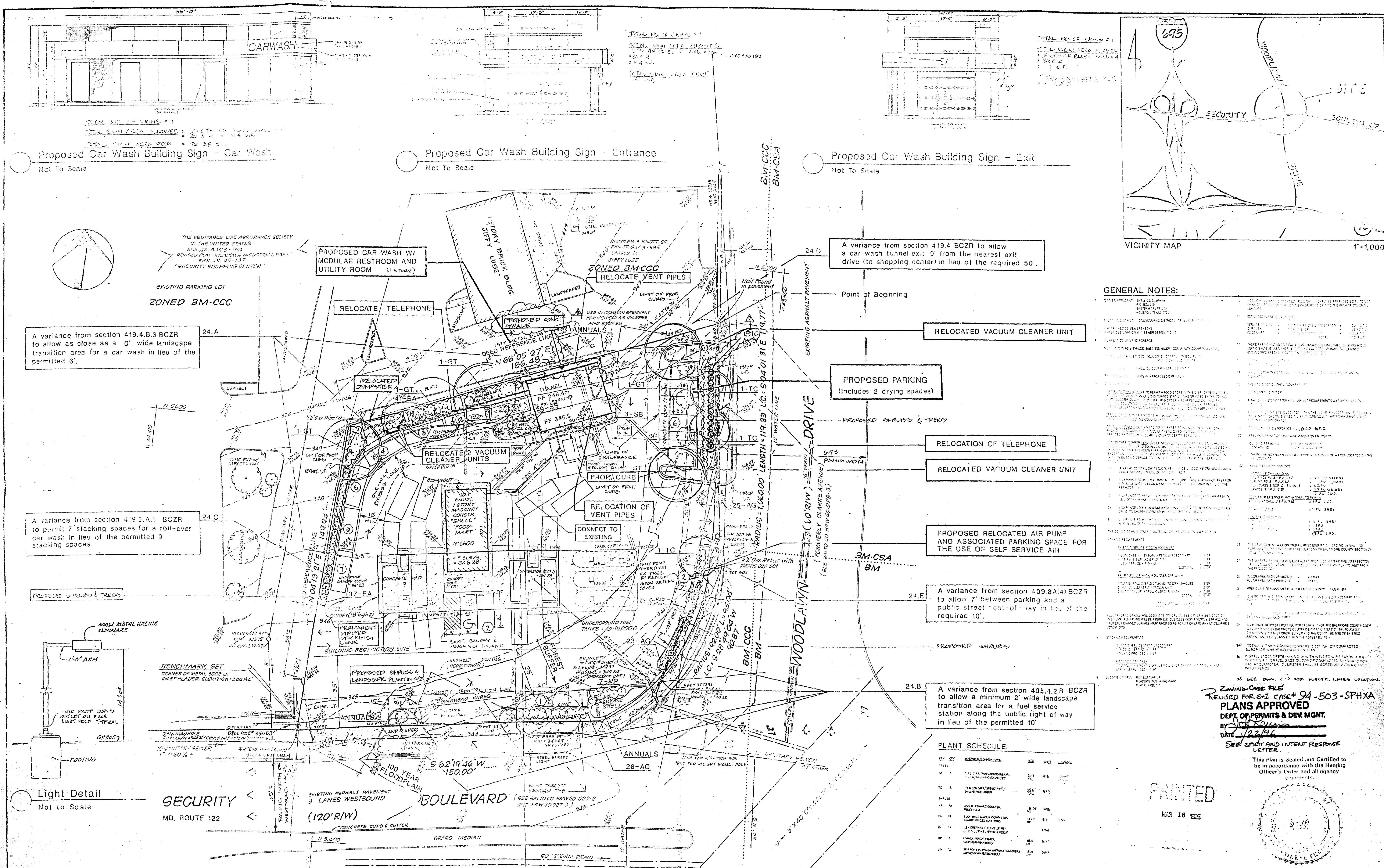
In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.  
cc: Mr. Andrew Gretal, Shell Oil Company  
Mr. Gary Chavez, Shell Oil Company  
Mr. Peter Lee





# GENERAL NOTES:

1. EXISTING GRADE	2. EXISTING GRADE
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99. EXISTING GRADE	100. EXISTING GRADE

[illegible][illegible]

PLAN PREPARATION	
DRAWN BY: KHM / MAR	DATE: DEC. 20, 1994
DESIGNED BY:	SCALE: 1" = 20' - 0"
CHECKED BY: DKW	

SITE PLAN  
Shell Oil Company  
6600 SECURITY BOULEVARD  
BALTIMORE COUNTY, MARYLAND

DRAWING NO.  
61-9119

SHEET NO.  
1 of 2



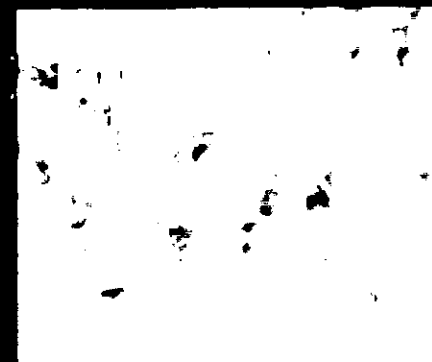
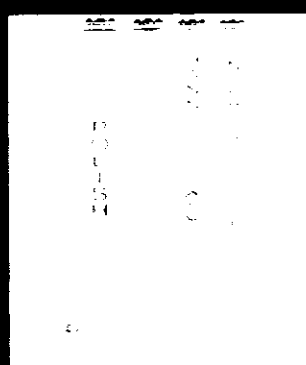








**PETRO BAY OPTIONS:**



**HANNA-SHERMAN DISTRIBUTORS COVER THE GLOBE**



No matter where you are located in the world, there's a Hanna-Sherman Distributor with complete parts and service capability ready to keep your car wash up and running. Currently, there are over 100 Hanna-Sherman Distributors world-wide ready to serve you.

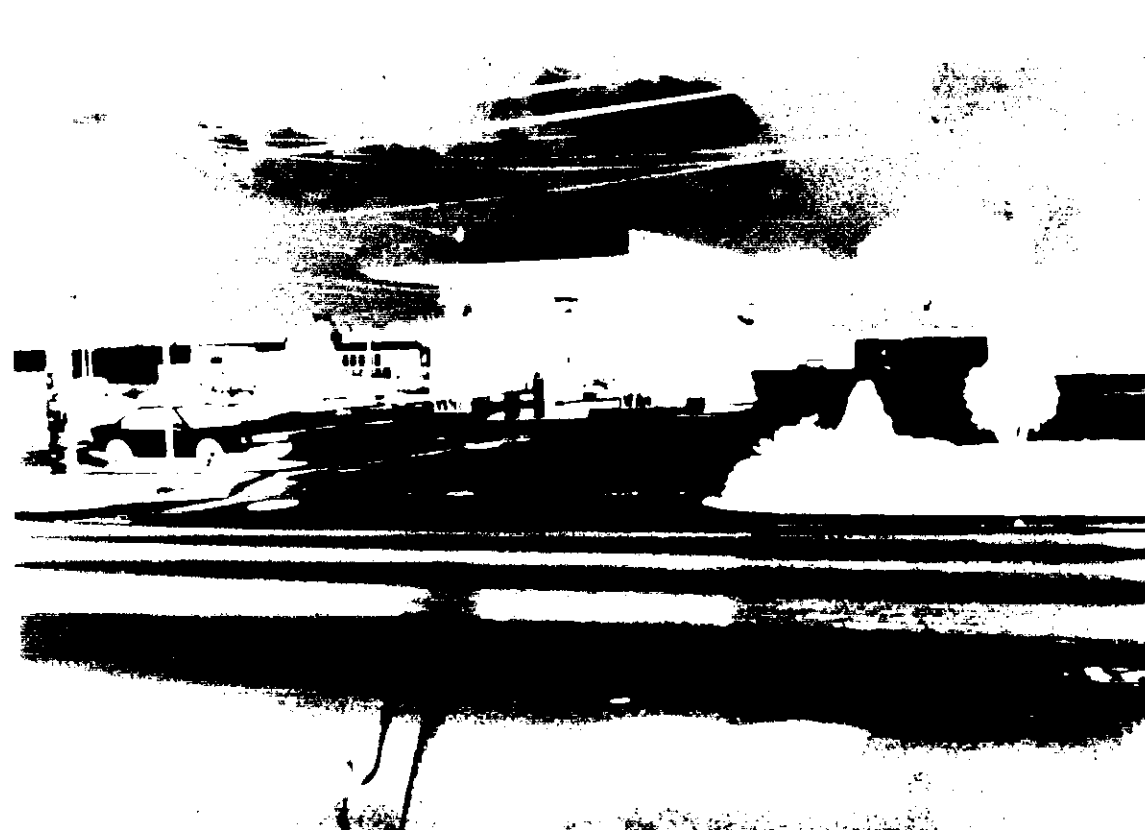


Hanna-Sherman International, Inc.



81-931001

**HANNA-SHERMAN INTERNATIONAL**  
**PETRO BAY WASH SYSTEMS**









BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: June 28, 1994

SUBJECT: 6600 Security Boulevard

INFORMATION:

Item Number: 490

Petitioner: Shell Oil Company

Property Size:

Zoning: B.M.-C.C.C.

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, staff offers the following comments:

The applicant requests five variances. The first, second and fifth variances address landscape and setback requirements. An important goal behind the recent amendments to the service station regulations, adopted by the County Council on December 6, 1993 (Section 405 BCZR), was to improve the appearance of the County's Commercial Corridors. To achieve this, the regulations facilitate the modernization of service stations in exchange for improved landscape and setback requirements. This was clearly communicated to the industry representatives in the advisory group who agreed to the new setback and landscape requirements. Granting a variance for setback or landscape standards would thwart the intent of Section 405 and set a bad precedent for future service station projects. The Office of Planning and Zoning strongly recommends against granting variances A, B, and E.

Improving the appearance of Security Boulevard is especially important with the Health Care Financing Administration complex nearing completion. Security Boulevard will become the gateway to this site, and any improvement to the aesthetics along this corridor will enhance the gateway. Therefore, it is imperative that the landscape and setback variances be denied.

ZAC.490/PZONE/ZAC1

Pg. 1

The two vacuum cleaner units must be relocated to another area on the site. A possible location for the vacuum cleaner units is at the front of the site next to the air hose. By associating vacuum cleaner units with the stacking spaces, three stacking spaces (#5, 6, & 7) become useless when the vacuum units are being used. The effect of this, combined with the requested variance for only seven stacking spaces instead of the required nine stacking spaces for the car wash, provides an inadequate number of stacking spaces for the car wash. The standards for stacking requirements for car washes were modified (Section 419 BCZR) with the understanding that the appearance of the stations would be enhanced along the commercial corridors.

Prepared by:

Division Chief:

PK/JL:lw

ZAC.490/PZONE/ZAC1

Pg. 2

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

July 6, 1994

(410) 887-3353

J. Neil Lanzi, Esquire  
300 Allegheny Avenue  
Towson, Maryland 21204

RE: Case No. 94-503-SPHA, Item No.490  
Petitions for Special Hearing and Variance

Dear Mr. Lanzi:

Enclosed are copies of comments received from Office of Planning and Zoning on July 5, 1994, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton  
Charlotte Minton

Enclosure

Printed with Soy-based Ink  
on Recycled Paper

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR SPECIAL EXCEPTION  
PETITION FOR VARIANCE  
6600 Security Boulevard, NWC Security  
Boulevard and Woodlawn Drive, 1st  
Election Dist., 2nd Councilmanic  
Snell Oil Company  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY  
CASE NO.: 94-503-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 1994, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Esquire, 300 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

J. NEIL LANZI  
ATTORNEY AT LAW  
300 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204

(410) 337-9039  
FAX: (410) 337-8922

ELLICOTT CITY  
3460 ELLICOTT CENTER DRIVE  
Suite 101  
Ellicott City, Maryland 21043

J. Neil Lanzi  
OF COUNSEL  
Fred L. Coover\*

\*Also Admitted in District of Columbia

June 20, 1994

Reply to Towson

Office of Zoning Administration  
and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention: Charlotte Minton

Re: Case No. 94-503-SPHA (Item 490)  
6600 Security Boulevard  
Shell Oil Company

Dear Ms. Minton:

Today I received a copy of the Notice of Hearing for the above captioned case indicating the hearing is presently scheduled for Thursday, July 14, 1994 at 2 PM. Unfortunately, I have a conflict with that date and request the case be rescheduled to the next available hearing date. It is my understanding from my telephone conversation with you today that Thursday, July 21 at 9 AM was available. I have checked with my clients and this is also an acceptable date for them.

Your cooperation and consideration of this matter is greatly appreciated.

Very truly yours,  
J. Neil Lanzi  
J. Neil Lanzi

cc: Shell Oil Company  
Andy Cretal

en:lanzi:1, pp

RECEIVED  
JUN 22 1994  
ZADM

REFINING & MARKETING  
MARKETING - HEAD OFFICE AND SALES DISTRICT MANAGEMENT  
Certificate of Authority

G. D. Hogue certifies that he is an Assistant Secretary of Shell Oil Company, a Delaware corporation, and that the following completely and correctly sets forth the authority of the following, now or hereafter appointed:

Retail Marketing Managers  
District Managers

The above, now or hereafter appointed representative of the Refining & Marketing Organization is hereby authorized, in the Company's name and behalf, to execute, deliver, accept, assign, amend, extend, terminate, or release the following instruments and documents in the usual course of the business of the Department in the Head Office or the Field Office (as the case may be):

- contracts, options and notices exercising options to purchase real property, as well as buildings, improvements and equipment appurtenant thereto;
- leases and subleases of real or personal property, whether by or to the Company, excluding any such lease that grants an option to purchase real property owned in fee by the Company;
- notices of, consents to, and releases of assignments of such leases or subleases or of rent thereunder, and agreements with the Assignees relating thereto; and agreements subordinating any such lease or sublease to any mortgage affecting the property described therein;
- grants of easements or rights-of-way to the Company, and railroad sidetrack agreements;
- contracts for sale of, and bills of sale and other instruments transferring title to, bulk plant or service station buildings, improvements, equipment and materials, and automotive equipment;
- acceptance of pledges or assignments of savings accounts or other collateral as security for indebtedness to the Company on any accounts;
- releases of mortgages and security interests in real or personal property, and quitclaim deeds solely for the purpose of clearing the public records of satisfied or

RM-23 R2 2/7/86.COA--1

terminated leases of, or unexercised and expired options to purchase, real property;

- bonds to governmental authorities for the Company's performance of its obligation in connection with licenses, permits or other privileges granted by such authorities;
- offers, bids and contracts for sale and delivery of products sold by the Company, including such offers and bids, to, and contracts with, any governmental authority, (including the State of New York), together with any bonds or guarantees required in connection therewith.
- contracts with distributors or agents for their sale of products and performance of other services, and contracts for employment of managers to operate service stations for the Company on a commission basis; and
- construction, maintenance or paint contracts relating to service stations, bulk plants, warehouses and other buildings and improvements.
- contracts (including purchase orders) for purchase of products and commodities dealt in or handled by the Company, or for materials, equipment (including automotive equipment) and supplies necessary or convenient for the transaction of its business;
- leases and subleases of real and personal property by the Company to service station dealers, provided that any such lease or sublease shall not include an option to purchase real property owned in fee by the Company, and contracts with such dealers for the company's sale of petroleum products to them.
- Mutual Termination Notices associated with contracts for sale and delivery of products sold by the Company.
- alcoholic beverage permits and/or licenses where applicable state law permits.

It is further certified that Don J. DeMumbrum is the District Manager, Mid-Atlantic District, in the Refining & Marketing Organization of the Company.

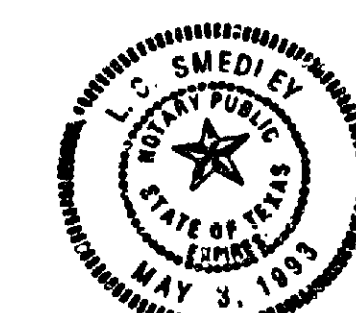
IN WITNESS WHEREOF, this certificate is signed and sealed with the Company's corporate seal on April 12, 1991.

UNITED STATES OF AMERICA \$  
STATE OF TEXAS \$  
COUNTY OF HARRIS \$

BEFORE ME, on this day personally came G. D. Hogue, to me known, who being duly sworn, said that he is an Assistant Secretary of Shell Oil Company, a corporation formed under the laws of the State of Delaware, United States of America, and that he knows the seal of the aforementioned corporation, and he says that he has executed the aforementioned document as the act and deed of the aforementioned corporation, for the purposes recited therein and in the capacity recited therein.

WITNESS my signature and official seal on this the 12th day of April, 1991.

L. C. Smedley  
My Commission expires on 5/03/93



RM-23 R2 2/7/86.COA--2

RM-23 R2 2/7/86.COA--3



Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

**ZONING HEARING ADVERTISING AND FILING REQUIREMENTS & PROCEDURES**

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
Item No.: 490  
Petitioner: Shell Oil Company  
Location: 6600 Security Blvd  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: J. Neil Lanzi, Esq.  
ADDRESS: 300 Allegheny Ave  
TOWSON MD 21204  
PHONE NUMBER: 337-9039

Atggs (Revised 04/09/93)

TO: PUTNEM PUBLISHING COMPANY  
June 23, 1994 Issue - Jeffersonian

Please forward billing to:  
J. Neil Lanzi, Esquire  
300 Allegheny Avenue  
Towson, Maryland 21204  
337-9039

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-503-SPHA (Item 490)  
6600 Security Boulevard  
NWC Security Boulevard and Woodlawn Drive  
1st Election District - 2nd Councilmanic  
Legal Owner: Shell Oil Company  
HEARING: THURS., JULY 14, 1994 at 2:00 p.m. in Rm. 106 County Off. Building

Special Hearing to approve an amendment of the previously approved plan in case #85-56-X. Special Exception for a rollover car wash in combination with the existing service station. Variance to allow a car wash tunnel exit 9 feet from the nearest exit drive (to shopping center) in lieu of the 50 feet required; to allow a minimum 2-foot wide landscape transition area for a fuel service station along the public right-of-way in lieu of the permitted 10 feet; to allow as close as zero feet wide landscape transition area for a car wash in lieu of the 6 feet permitted; to allow seven stacking spaces for the rollover car wash in lieu of the permitted 9 stacking spaces; and to allow 7 feet between parking and a public street right-of-way in lieu of the required 10 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

June 15, 1994

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-503-SPHA (Item 490)  
6600 Security Boulevard  
NWC Security Boulevard and Woodlawn Drive  
1st Election District - 2nd Councilmanic  
Legal Owner: Shell Oil Company  
HEARING: THURS., JULY 14, 1994 at 2:00 p.m. in Rm. 106 County Off. Building

Special Hearing to approve an amendment of the previously approved plan in case #85-56-X. Special Exception for a rollover car wash in combination with the existing service station. Variance to allow a car wash tunnel exit 9 feet from the nearest exit drive (to shopping center) in lieu of the 50 feet required; to allow a minimum 2-foot wide landscape transition area for a fuel service station along the public right-of-way in lieu of the permitted 10 feet; to allow as close as zero feet wide landscape transition area for a car wash in lieu of the 6 feet permitted; to allow seven stacking spaces for the rollover car wash in lieu of the permitted 9 stacking spaces; and to allow 7 feet between parking and a public street right-of-way in lieu of the required 10 feet.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: J. Neil Lanzi, Esquire  
Shell Oil Company  
Don J. DeMunbrum

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

June 23, 1994

**NOTICE OF REASSIGNMENT**

CASE NUMBER: 94-503-SPHA (Item 490)  
6600 Security Boulevard  
NWC Security Boulevard and Woodlawn Drive  
1st Election District - 2nd Councilmanic  
Legal Owner: Shell Oil Company

Special Hearing to approve an amendment of the previously approved plan in case #85-56-X. Special Exception for a rollover car wash in combination with the existing service station. Variance to allow a car wash tunnel exit 9 feet from the nearest exit drive (to shopping center) in lieu of the 50 feet required; to allow a minimum 2-foot wide landscape transition area for a fuel service station along the public right-of-way in lieu of the permitted 10 feet; to allow as close as zero feet wide landscape transition area for a car wash in lieu of the 6 feet permitted; to allow seven stacking spaces for the rollover car wash in lieu of the permitted 9 stacking spaces; and to allow 7 feet between parking and a public street right-of-way in lieu of the required 10 feet.

HEARING: THURS., JULY 21, 1994 at 9:00 a.m. in Rm. 106 County Off. Bldg.

ARNOLD JABLON  
DIRECTOR

cc: J. Neil Lanzi, Esquire  
Don J. DeMunbrum  
Shell Oil Company

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

July 5, 1994

J. Neil Lanzi, Esquire  
300 Allegheny Avenue  
Towson, Maryland 21204

RE: Case No. 94-503-SPHA, Item No. 490  
Petition for Special Hearing and Variance  
Petitioner: Shell Oil Company

Dear Mr. Lanzi:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on June 9, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted the far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

June 20, 1994

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
MD 122  
Shell Oil Company  
Proposed Car Wash  
Special Hearing  
Special Exception  
and Variance request  
Item # 490 (JLL)  
Mile Post 1.09

Dear Ms. Minton:

In a previous review of a concept plan of the referenced development and in a letter dated May 2nd to Ms. Debra Wittle, engineer for the project we indicated the following:

A field inspection of the property reveals that the existing directional entrance located on MD 122 (Security Boulevard) is in an acceptable condition.

Also, since the on-site traffic flow and stacking spaces would not have an adverse impact on vehicles entering the site from the entrance on MD 122, we would have no objection to approval of the plan through Baltimore County's development review process.

Therefore, we have no objection to approval of the Special Hearing request to approve an amendment of the previously approved plan in case #85-56-X. Special exception for a rollover car wash in combination with the existing service station. Variance to allow a car wash tunnel exit 9' from the nearest exit drive (to shopping center) in lieu of the 50' required; to allow a minimum 2' wide landscape transition area for a fuel service station along the public right-of-way in lieu of the permitted 10'; to allow as close as zero feet wide landscape transition area for a car wash in lieu of the 6' permitted; to allow seven stacking spaces for the rollover car wash in lieu of the permitted nine stacking spaces; and to allow 7' between parking and a public street right-of-way in lieu of the required 10' subject to our aforementioned comments.

My telephone number is 410-333-1350 (Fax# 333-1041)  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2268 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Ms. Charlotte Minton  
Page Two  
June 20, 1994

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this plan.

Very truly yours,  
*David Ramsey*  
David Ramsey, Acting Chief  
Engineering Access Permits  
Division

BS/es  
cc: Ms. Debra Wittle

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500 (410) 887-4500

DATE: 06/16/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
LOCATION: SEE BELOW  
Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 475 AND 490.

REVIEWER: LT. ROBERT P. SAUERWOLD  
Fire Marshal Office, PHONE 887-4681, 783-1102F

cc: File





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6600 Security Boulevard

which is presently zoned BM-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Amendment of the previously approved plan in Case #85-56X

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)  
Signature: Don J. DeMumbrum  
Type or Print Name: Don J. DeMumbrum  
Address: 11921 Freedom Dr., Ste 900  
City: Reston State: VA Zipcode: 22090

Attorney for Petitioner:  
J. Neil Lanzi, Esq.  
Signature: J. Neil Lanzi  
Type or Print Name: J. Neil Lanzi  
Address: 300 Allegheny Ave.  
City: Towson State: MD Zipcode: 21204

ESTIMATED LENGTH OF HEARING  
unavailable for hearing  
the following date: Next Two Months  
ALL OTHER DATE  
REVIEWED BY: DATE



# Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 6600 Security Boulevard

which is presently zoned BM-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)  
Signature: Don J. DeMumbrum  
Type or Print Name: Don J. DeMumbrum  
Address: 11921 Freedom Dr., Ste 900  
City: Reston State: VA Zipcode: 22090

Attorney for Petitioner:  
J. Neil Lanzi, Esq.  
Signature: J. Neil Lanzi  
Type or Print Name: J. Neil Lanzi  
Address: 300 Allegheny Ave.  
City: Towson State: MD Zipcode: 21204

ESTIMATED LENGTH OF HEARING  
unavailable for hearing  
the following date: Next Two Months  
ALL OTHER DATE  
REVIEWED BY: DATE

# PETITION FOR SPECIAL EXCEPTION

Petitioner, Shell Oil Company requests a Special Exception under the zoning regulations of Baltimore County, to use the property known as 6600 Security Boulevard for a rollover car wash in combination with the existing service station and states the following reasons in support:

1. Petitioner's property is presently zoned BM-CCC and has existed since 1963.
2. Sections 405.6D (3) and 405.4E (2) of the BCZR allow a car wash use in combination with an existing service station by special exception.
3. The new car wash and other modernization plans for this station will improve the station's appearance and will provide the independent dealer/operator with the opportunity to generate additional income while providing additional services to the customer.
4. The proposed car wash will not be detrimental to the health, safety or general welfare of the community.
5. For these reasons and additional reasons to be provided at the hearing.



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6600 Security Boulevard

which is presently zoned BM-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty

See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)  
Signature: Don J. DeMumbrum  
Type or Print Name: Don J. DeMumbrum  
Address: 11921 Freedom Dr., Ste. 900  
City: Reston State: VA Zipcode: 22090

Attorney for Petitioner:  
J. Neil Lanzi, Esq.  
Signature: J. Neil Lanzi  
Type or Print Name: J. Neil Lanzi  
Address: 300 Allegheny Ave.  
City: Towson State: MD Zipcode: 21204

ESTIMATED LENGTH OF HEARING  
unavailable for hearing  
the following date: Next Two Months  
ALL OTHER DATE  
REVIEWED BY: DATE

# PETITION FOR VARIANCE

94-503-SPHXA

Petitioner, Shell Oil Company, for the property known as 6600 Security Boulevard, hereby petitions the Zoning Commissioner for the following variances from the BCZR:

1. Variance from section 419.4 to allow a car wash tunnel exit 9 feet from the nearest exit drive (to shopping center) in lieu of the 50 feet required.
2. Variance from section 405.4A (2) (-) to allow a minimum 2' wide landscape transition area for a fuel service station along the public right of way in lieu of the permitted 10 feet.
3. Variance from section 412.4B (3) (b) to allow as close as a 0' wide landscape transition area for a car wash in lieu of the 6 feet permitted.
4. Variance from section 419.3A (1) to allow seven stacking spaces for the rollover car wash in lieu of the permitted nine stacking spaces.
5. Variance from section 409.8A (4) to allow 7' between parking and a public street right of way in lieu of the required 10'.

The Zoning Commissioner has the power to grant variances in cases where strict compliance with the BCZR would result in practical difficulty or unreasonable hardship to Petitioner. Petitioner further states the granting of the variances requested will provide substantial justice to the petitioner and will allow for the observance of the spirit of the BCZR while maintaining the security of the public safety and welfare.



STV Group

engineers/architects/planners/scientists/construction managers

ZONING AND DEVELOPMENT DESCRIPTION  
FOR SHELL OIL COMPANY  
NORTHWEST CORNER OF THE INTERSECTION  
OF SECURITY BOULEVARD AND WOODLAWN DRIVE  
ELECTION DISTRICT NO. 1, C1  
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the westerly side of Woodlawn Drive (80 feet wide), thence, continuing along said westerly side of Woodlawn Drive by a curve to the right having:

1. A radius of 1,060.00 feet, an arc length of 119.83 feet, said curve being subtended by a chord bearing South 04°13'1" East 119.77 feet to a point, thence along a curve to the right having:
2. A radius of 92.00 feet, an arc length of 95.04 feet, said curve being subtended by a chord bearing South 28°49'04" West 90.87 feet to a point along the northerly side of Security Boulevard (120 feet wide), thence running along said northerly side of Security Boulevard, thence,
3. South 82°19'46" West 150.00 feet to a point, thence leaving Security Boulevard and running,
4. North 04°13'21" East 149.94 feet to a point, thence,
5. North 68°05'27" East 186.48 feet to the point of beginning, as recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 5423, folio 914.

Being shown on the revised plat of "Meadows Industrial Park" as recorded among the Land Records of Baltimore County, Maryland, in Plat Book No. E.H.K., Jr. 45, folio 137.

CONTAINING 30,819 square feet or 0.7075 acre of land, more or less.

Also known as No. 6600 Security Boulevard and located in the 1st Election District.

Mark A. Riddle  
STV GROUP  
Mark A. Riddle  
MD Professional Land Surveyor No. 10899

May 24, 1994

21 Governor's Court, Baltimore, MD 21244-2722 Tel: 410-944-5719 Fax: 410-944-5744

# CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 1A Date of Posting: 7/14/94  
Posted for: Special Hearing of Special Exception Variance  
Petitioner: Shell Oil Co.  
Location of property: 6600 Security Blvd., NW corner of Woodlawn  
Location of Sign: Posting on the site of the property being zoned  
Remarks:  
Posted by: M. J. [Signature] Date of return: 7/15/94  
Number of Signs: 2

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/23, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/23, 1994.

THE JEFFERSONIAN,  
A. H. [Signature]  
LEGAL AD., - TOWSON

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Building 106 of the County Court House, located at 111 W. Christopher Avenue in Towson, Maryland 21204, at 1:00 P.M. on Wednesday, July 14, 1994, at 2:00 P.M. on Thursday, July 14, 1994, at 2:00 P.M. on Friday, July 15, 1994, at 2:00 P.M. on Saturday, July 16, 1994, at 2:00 P.M. on Sunday, July 17, 1994, at 2:00 P.M. on Monday, July 18, 1994, at 2:00 P.M. on Tuesday, July 19, 1994, at 2:00 P.M. on Wednesday, July 20, 1994, at 2:00 P.M. on Thursday, July 21, 1994, at 2:00 P.M. on Friday, July 22, 1994, at 2:00 P.M. on Saturday, July 23, 1994, at 2:00 P.M. on Sunday, July 24, 1994, at 2:00 P.M. on Monday, July 25, 1994, at 2:00 P.M. on Tuesday, July 26, 1994, at 2:00 P.M. on Wednesday, July 27, 1994, at 2:00 P.M. on Thursday, July 28, 1994, at 2:00 P.M. on Friday, July 29, 1994, at 2:00 P.M. on Saturday, July 30, 1994, at 2:00 P.M. on Sunday, July 31, 1994, at 2:00 P.M. on Monday, August 1, 1994, at 2:00 P.M. on Tuesday, August 2, 1994, at 2:00 P.M. on Wednesday, August 3, 1994, at 2:00 P.M. on Thursday, August 4, 1994, at 2:00 P.M. on Friday, 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IN RE: PETITIONS FOR SPECIAL HEARING, \* BEFORE THE  
SPECIAL EXCEPTION & VARIANCE \* ZONING COMMISSIONER  
NWC Security Boulevard and \* OF BALTIMORE COUNTY  
Woodlawn Drive \* Case No. 94-503-SPHX  
6600 Security Boulevard \*  
1st Election District \*  
2nd Councilmanic District \*  
Shell Oil Company \*  
Petitioner \*\*\*\*\*

**FINDINGS OF FACTS AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner as a Petition for Special Hearing, Petition for Special Exception and Petition for Variance for the property located at 6600 Security Boulevard in Woodlawn. The subject property is owned by the Shell Oil Company, Petitioner. Within the Petition for Special Hearing, relief is requested to approve the amendment of a previously approved plan in case No. 85-56-X. As to the Petition for Special Exception, approval is sought to allow a car wash use in combination with an existing service station. As to the Petition for Zoning Variance, 5 variances are sought. They are:

1. A variance from Section 419.4 of the Baltimore County Zoning Regulations (BCZR) to allow a car wash tunnel exist 9 ft. from the nearest exit drive (to a shopping center) in lieu of the required 50 ft.;
2. A variance from Section 405.4.A.2.(b) of the BCZR to allow a minimum two ft. wide landscape transition area for a fuel service station along the public right of way in lieu of the permitted 10 ft.;
3. A variance from Section 419.4.B.3.(b) of the BCZR to allow as close as a 0 ft. wide landscape transition area for a car wash in lieu of the 6 ft. permitted;
4. A variance from Section 419.3.A(1) to allow seven stacking spaces for the rollover car wash in lieu of the permitted nine stacking spaces;

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5. A variance from Section 409.8.A(4) of the BCZR to allow 7 ft. between parking and a public street right of way in lieu of the required 10 ft. All of the relief requested is more particularly shown on the amended site plan offered as Petitioner's Exhibit No. 2

Appearing at the public hearing held for this case was Andrew Gretal, District Engineer for the Shell Oil Company, property owner/Petitioner. Also present was Peter Lee, the proprietor of the subject service station and Gary Chavez, a senior marketing representative for Shell Oil Company. The Petitioner was represented by J. Neil Lanzi, Esquire. There were no Protestants present.

Mr. Gretal testified initially and presented the plan.

As noted on the plan, the subject property is located at the intersection of Woodlawn Drive and Security Boulevard in Woodlawn. The property is .950 acres in gross area and is zoned B.M.-C.C.C. This property is located in a highly commercial/office area not far from the Baltimore Beltway (I-695).

Mr. Gretal indicated that the subject property has been utilized as a service station since 1963. He described the improvements on the property, which include a building and several fuel pump islands. The property presently sells fuel and similar products and also contains a small food mart. The property appears to be well maintained as noted in the photographs submitted at the hearing.

The Petitioner proposes constructing a 36 ft. x 26 ft. building on the rear of the site to house a car wash. Other improvements will be made to the property, including relocation of existing vacuum cleaners and the addition of some additional lighting. Moreover, an entrance from a neighboring

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shopping center will be closed to allow additional stacking areas for the car wash operation.

Mr. Lee also testified and described the existing business and proposed car wash operation. This will be a tunnel wash, the specifics of which are shown in Petitioner's Exhibit No. 3, a brochure from Hanna-Sherman International, the manufacturers of the car wash system. Mr. Lee also described his business operation and presented a Petition signed by a number of his customers in support of the project.

Testimony was also received from Mr. Chavez, who described the surrounding property and subject operation. He explained that the addition of the car wash will make this operation economically viable and will provide a needed public service. He indicated that the installation of the car wash operation represented a significant economic investment by the Petitioner.

As to the special exception, relief is requested to allow the car wash use in combination with an existing service station pursuant to Section 405 of the BCZR. As noted above, the site is presently zoned B.M.-C.C.C., a designation which allows the existing and proposed use by special exception. As is well settled, a special exception use is presumptively correct upon the showing that same will not detrimentally affect the surrounding locale in a unique fashion. In Baltimore County, the test for any special exception is found within Section 502.1 of the BCZR. Therein, a number of factors are listed which must be considered in adjudging the merits of the request.

In this case, I am persuaded that the Petition for Special Exception should be granted. It is clear that the proposed use at the subject locale will not be detrimental to the health, safety and general welfare of the community. To the contrary, the proposed construction and use constitute an

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improvement to the site and will provide a public service. I am impressed by the efforts of this Petitioner to address any potential negative impacts which might result. The plan appears to be entirely appropriate and well thought out. I am persuaded that the Petitioner has satisfied the standards enunciated for this special exception use. For these reasons, I will also approve the Petition for Special Hearing. As noted above, this Petition is filed so that an amendment can be added to the previously approved special exception relief granted in case No. 85-56-X. Again, I am persuaded that the Petitioner has met its burden at law.

Five zoning variances are requested, all of which were discussed in detail by Mr. Gretal. As to the first variance request relating to the distance of the wash building exit to the exit drive, Mr. Gretal noted that the shown distance is not to a public street but to an exit from the property to the adjoining shopping center. Clearly, the site constraints here prohibit strict compliance with the regulations. The site is of such size and configuration that a 50 ft. setback could not be maintained no matter where the wash building was placed. A 9 ft. setback distance to the adjoining property (Jiffy Lube) is entirely appropriate. The second variance is to legitimize a situation which has existed since 1963. The subject setback area relates to an area in the front of the property near the intersection of Woodlawn Drive and Security Boulevard. Variance relief is required so as to enable sufficient distance to accommodate internal traffic flow, including the large tanker trucks which deliver fuel products to the site. This variance is clearly warranted and should be granted.

The third variance relates to the northwest corner of the site, near the dumpster and also relates to the landscape transition area. In this regard, it is to be noted that additional landscaping is offered throughout

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the site, irrespective of the variance needed in this case. I am persuaded that the site constraints also justify this variance.

The fourth variance relates to the number of stacking spaces proposed (seven). This number appears entirely appropriate and this variance should also be granted. It is also of note that additional room exists on site to double the stacking area and increase capacity. Moreover, the wash building is located in an area that any line of traffic would lead on to the adjoining shopping center parking lot and not onto a public road. Thus, this variance should be granted.

The last variance relates to a parking area and is also necessary to legitimize an existing situation. As with the other variances, strict adherence to the regulations would be unduly burdensome and I am convinced that the Petitioner has demonstrated a real practical difficulty with strict compliance. I am persuaded that the Petitioner has met its burden under law in accordance with Section 307 of the BCZR.

Lastly, it is to be noted that when the site plan was originally filed, same was reviewed by the members of the Zoning Plans Advisory Committee (ZAC). A lengthy comment was received from the Office of Planning and Zoning (OPZ) which raised a number of issues and recommended denial of several of the variances. Consistent with its fine efforts to produce a good plan, the Petitioner met with the Office of Planning and Zoning and amended the plan. Thus, an amended comment was received from OPZ reflected in the minutes of a meeting by and between the Petitioner and Jeffrey W. Long of that office on July 18, 1993. Therein, the Petitioner agreed to several restrictions and revisions to the plan which has now been endorsed by the Office of Planning and Zoning. I shall attach, as restrictions, the conditions recommended within said minutes, which have been agreed to by the Petitioner.

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Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

IT IS THEREFORE ORDERED, by the Zoning Commissioner for Baltimore County, this 21<sup>st</sup> day of July 1994, that, pursuant to the Petition for Special Hearing, approval to amend the previously approved plan in case No. 85-56-X, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to allow a car wash use in combination with an existing service station, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a Petition for Zoning Variance from Section 419.4 of the Baltimore County Zoning Regulations (BCZR) to allow a car wash tunnel exist 9 ft. from the nearest exit drive (to a shopping center), in lieu of the required 50 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 405.4.A.2.(b) of the BCZR to allow a minimum two ft. wide landscape transition area for a fuel service station along the public right of way, in lieu of the permitted 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 419.4.B.3.(b) of the BCZR to allow as close as a 0 ft. wide landscape transition area for a car wash in lieu of the 6 ft. permitted, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 419.3.A(1) to allow seven stacking spaces for the rollover car wash, in lieu of the permitted nine stacking spaces, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A(4) of the BCZR to allow 7 ft. between parking and a public street right of way in lieu of the required 10 ft., be and is hereby GRANTED, subject, however, to the

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following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Development of the site shall be in accordance with the revised site plan marked as Petitioner's Exhibit No. 2.
3. The Petitioner shall relocate the car vacuum units previously shown in the car wash stacking lane as shown on the revised site plan.
4. Landscaping shall as shown on the revised site plan.
5. There shall be no use of temporary signs on said property.

LES:mmn

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

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By \_\_\_\_\_

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Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 25, 1994

J. Neil Lanzi, Esquire  
300 Allegheny Avenue  
Towson, Maryland 21204

RE: Case No. 94-503-SPHX  
Petitions for Special Exception, Special Hearing and Variances  
Legal Owner: Shell Oil Company, Petitioner  
Location: 6600 Security Boulevard

Dear Mr. Lanzi:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Exception, Special Hearing and Variances have been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.  
cc: Mr. Andrew Gretal, Shell Oil Company  
Mr. Gary Chavez, Shell Oil Company  
Mr. Peter Lee